
PARK AND RECREATION ELEMENT

PRIMARY GOAL

Provide public parks and recreation facilities as needed.

EXISTING CONDITIONS

Rancho Peñasquitos currently (1991) has four operational neighborhood parks and one operational community park. Sites have been acquired by the City for one additional community park and two additional neighborhood parks (Peñasquitos Village and Views West). Two other neighborhood park site acquisitions, Town Center and Adobe Bluffs, are assured through developer agreements. Funding for construction of improvements for four neighborhood parks and a community park have been identified through the Facilities Benefit Assessment and/or developer agreements. Construction of the improvements for three of the neighborhood parks is assured through agreements with developers (see **Table 4**). The development of population-based parks and recreation facilities in Rancho Peñasquitos has lagged behind need for much of the community's history due to the rapidity of residential construction and lack of adequate funding for park development. This situation is gradually easing as residential construction slows and acquisition and construction of park facilities proceeds. There continues to be a need for such recreational facilities as swimming pools and recreational playing fields. Obtaining adequate funding to construct and maintain park facilities is an ongoing problem.

ISSUES

The primary issue regarding parks and recreation in Rancho Peñasquitos is the need to eliminate the gap between residential development and provision of park facilities. The General Plan indicates that at buildout the community should have a minimum of eight neighborhood parks and two community parks. Although the community was approximately 85 percent built out in 1991, only about 50 percent of the park facilities designated in this Plan were operational in that year. Another related issue is the need for expansion of joint use agreements between the City and the Poway Unified School District to allow more efficient and extensive use of school property for active use. Although significant progress has been made in identifying funding sources and developing a construction schedule, the community continues to strive to use every available and potential means of acquiring park land and facilities at the lowest possible cost.

POLICIES

- Neighborhood and community parks should be developed to adequately meet the needs of residents in accordance with General Plan standards.
- Joint use agreements for the use of existing school recreation facilities should continue to be pursued.
- Natural and landscaped open space areas should be protected from unauthorized use of off-road vehicles.
- Land for parks should be acquired through dedication or purchase in advance of need in order to avoid excessive land acquisition costs and to provide parks as needed.

- Developers should be required to dedicate selected open space areas which can serve as visual and noise buffers between and within neighborhoods.
- Streets with existing or proposed Class II bicycle lanes adjacent to parks without adequate off-street parking should be widened to provide for both on-street parking and Class II bicycle lanes.

RECOMMENDATIONS

In order to expedite the construction of park facilities, private developers may initiate design and construction of the facilities, subject to the review and approval by the City Council, and then turn ownership over to the City for ongoing maintenance after acceptance by the City.

Dedication of land for parks should be required at the time of tentative map approval. All or a portion of this dedication may be credited against the Facilities Benefit Assessment (FBA).

The City should pursue the development of future school sites for joint school/park purposes in accordance with Council Policy 700-35. This council policy establishes guidelines whereby the City may seek to guarantee community use of recreational facilities during non-school hours.

Neighborhood Parks

A system of neighborhood parks is recommended to serve each of the neighborhoods described in the **Residential Element**. The General Plan states that neighborhood parks should serve populations of 3,500 to 5,000 within approximately a half-mile radius. Neighborhood park facilities frequently include play areas, multipurpose courts, picnic facilities, landscaping and lawn areas but can vary depending on the needs of individual neighborhoods. Such facilities as multipurpose fields, handball courts, tennis courts, shuffleboard courts and gazebos may be appropriate in some neighborhoods. Each neighborhood park should be developed to meet specific neighborhood needs and to take advantage of site specific topography, trees, views and other natural features. Where feasible, neighborhood parks should tie into open space networks and trail and pathway systems.

The most recent population projections for Rancho Peñasquitos indicate a need for eight population-based parks when the community is fully built out. Nine neighborhood parks have been identified in this Plan. Their locations are shown in **Figure 32**. In most cases, neighborhood parks are situated adjacent to elementary schools on sites of five or more acres. Many neighborhood parks abut open space areas to increase aesthetic appeal and improve access.

Park and Recreation Areas

In 1991, four neighborhood parks had been developed. These are located in the Glens, Twin Trails, Ridgewood and Peñasquitos Creek neighborhoods. Three other neighborhood park sites have been acquired but not developed. These are in the Town Center, Views West and Village neighborhoods. An additional neighborhood park site designated in this Plan but not yet acquired is located in the Black Mountain neighborhood. The size and status of existing and proposed neighborhood and community parks is shown on **Table 4**.

TABLE 4
RECOMMENDED POPULATION-BASED PARKS IN RANCHO PEÑASQUITOS

Park Name	Usable Acres	Neighborhood	Site Acquired	Site Developed	Scheduled Construction/Expansion
Community Parks					
Village	33	Parkview	Yes	Yes	FY 89
Black Mountain	20	Black Mountain	Yes	No	FY 91/92
Neighborhood Parks					
Peñasquitos Town Center	3	Town Center	Yes	No	FY 91
Rolling Hills	5	Glens	Yes	Yes	FY 98
Twin Trails	7	Twin Trails	Yes	Yes	FY 98
Peñasquitos Village	5	Village	Yes	No	FY 93/94
Peñasquitos Creek	6	Peñasquitos Creek	Yes	Yes	N/A
Ridgewood	7	Ridgewood	Yes	Yes	N/A
Adobe Bluffs	5	Bluffs	Yes	No	FY 95
Black Mountain	5-10	Black Mountain	No	No	N/A
Views West	10	Ridgewood	Yes	No	FY 91/92

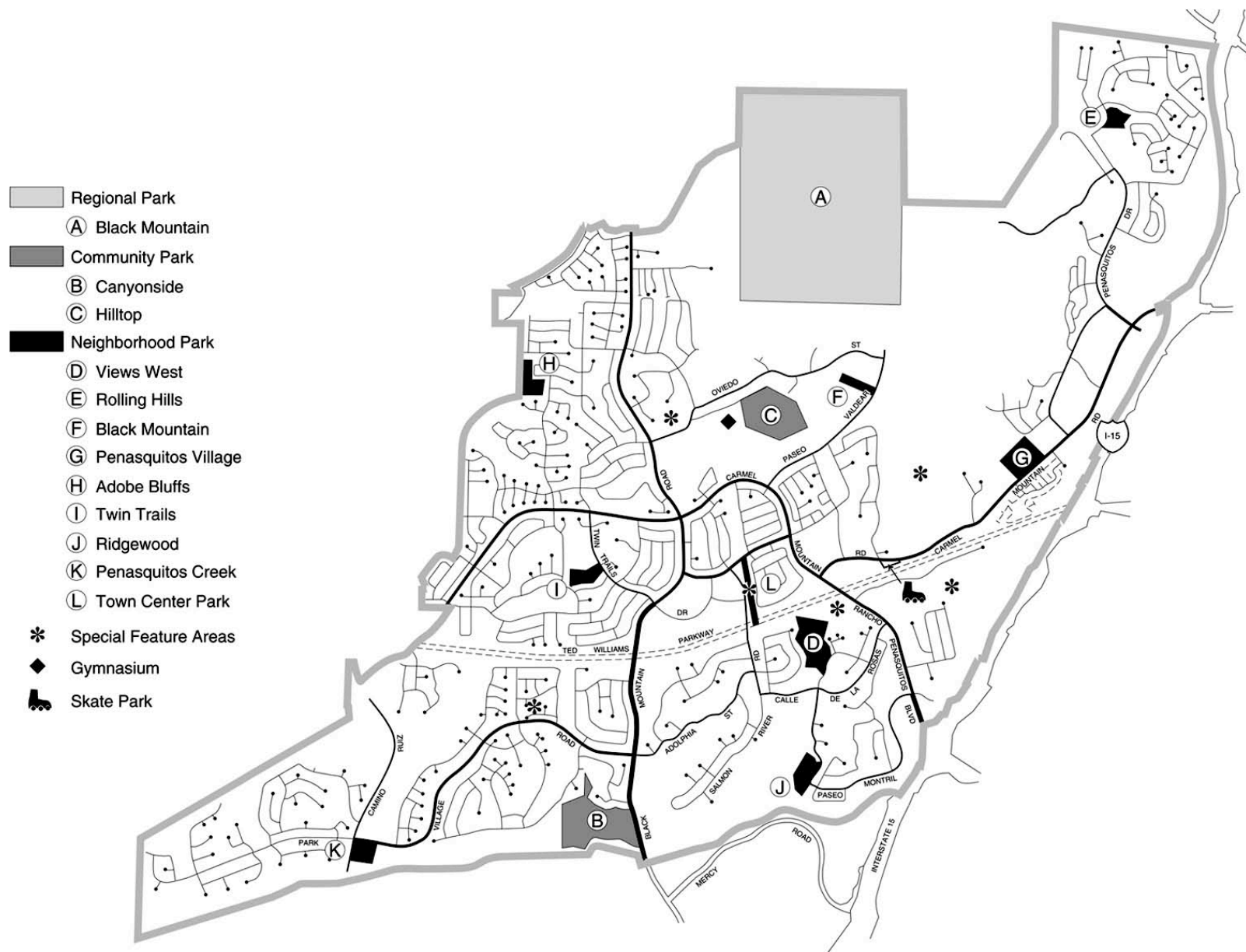
Date: May 1991. Source: Park and Recreation Department

The following recommendations apply to specific neighborhood park sites designated in this Plan which have been acquired or developed since May 1991 and the Black Mountain Neighborhood Park.

- **The Town Center Park** is proposed as a linear urban park of three or more acres along the eastern portion of the Town Center development area. The park could provide a continuous pedestrian linkage among the residential, commercial and civic building areas of the development. Various recreational uses should be developed along this linkage, such as sitting and lawn areas, childrens' play areas, small paved plazas, bicycle storage areas, outdoor reading and eating areas, and small court games.

The Town Center Park should help integrate the various uses in the Town Center development area by:

- Providing a major node for pedestrian and bicycle circulation, including a tie to the major north-south pathway running between Black Mountain and Peñasquitos Canyon and a direct connection into a possible mall in the community shopping center.
- Creating an atmosphere for the entire development through the use of special paving materials and compatible signing and street furniture, such as fountains, kiosks, trash containers, light fixtures and benches.
- Generating a central open space corridor, with fingers projecting in and around the buildings surrounding it, all landscaped in a compatible fashion.



Park and Recreation Areas
Rancho Peñasquitos Community Plan

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FIGURE



- **Views West Park.** This park, which will contain approximately ten usable acres, is an excellent site for active recreation and should be developed with playing fields, swimming pool and other active recreational uses.
- **Adobe Bluffs Park.** This proposed five-acre park will be located on the western edge of the Bluffs Neighborhood adjacent to the future urbanized area. Both active and passive uses are appropriate for this park which may be expanded west into the Future Urbanizing Area to increase needed park acreage within the community. This park site is adjacent to an identified school site and a joint use agreement has been approved with the Poway Unified School District to use recreation facilities on the school property to augment the facilities on this park.
- **Black Mountain Neighborhood Park.** This proposed five-acre park is located adjacent to a proposed elementary school site on the corner of Paseo Valdear and Oviedo Street. This park must be ten acres if not located on the same level or adjacent to the elementary school site. A joint use agreement with the Poway Unified School District should be sought to use recreation facilities on the school property.
- **Rancho Peñasquitos Skate Park.** This one-acre park, specifically designed to provide a skate and skateboard recreation facility, is located on the south side of Carmel Mountain Road immediately east of the park-and-ride. Approximately one-half of the one-acre site will be devoted to the useable area of the skate park, associated restrooms, board shop and storage room. The remaining area will accommodate parking, a drop-off area and landscape.

According to General Plan standards and depending on actual ultimate buildout, the community will be provided with an adequate number of population-based neighborhood parks. In order to supplement park acreage, this recommends the provision of small (under five acres) parks designated as special treatment areas. These special treatment areas, too small to be purchased and maintained by the City, are typically either unique open space areas and tree groves, or small open space areas constructed through private development. Those special treatment areas that require maintenance are the responsibility of either the landscape maintenance district or homeowners' associations. Six special feature areas comprising a total area of more than 15 acres have been recommended in the community planning area (**Figure 32**).

Community Parks

The projected population of Rancho Peñasquitos warrants the development of two community parks. These parks should provide a wide range of recreational facilities, including play, picnicking and lawn areas, athletic fields, multipurpose courts, a recreation building, and parking and landscaping. The two community park sites are in **Figure 32**.

Hilltop Community Park is located in the Black Mountain neighborhood just north of Mount Carmel High School. The City has acquired the 32-acre site. However, due to topographic constraints, the site may only yield 20 usable acres of which ten will be level and suitable for

active recreation. When developed, Hilltop Community Park could include a recreation building, tennis courts, playing fields, picnic areas, a comfort station and a par course.

Canyonside Community Park is located on the southern border of the community along the westerly side of Black Mountain Road in the Parkview neighborhood. The park contains more than thirty usable acres and is currently developed with ball fields and tennis courts. Additional ball fields and a recreation center were under construction in 1991. Future improvements should include ball field lighting.

Other Recreational Facilities

Private recreation facilities such as swimming pools, in conjunction with multifamily residential developments, are recommended. These facilities meet some of the active recreational needs of residents.

Retention of the existing country club and public golf course is recommended. The golf course should not be developed in the future for any non-recreational use. In addition, the private tennis and swimming club facilities should be retained.

Development of commercial recreational facilities is encouraged in Rancho Peñasquitos. Commercial recreation is appropriate in the Town Center development area. Commercial recreation is also suitable at the Rancho Peñasquitos Boulevard and I-15 interchange. Possible commercial recreation facilities include a skating rink, a bowling alley, court facilities, gymnasiums, health spas, a miniature golf course and driving range. Development guidelines are discussed in the **Commercial Element**.

A joint use community building has been constructed at the Black Mountain Middle School for public and school use. The building was financed jointly with developer-provided City funds and Poway School District funds.

There are numerous recreational facilities within and adjacent to existing and proposed public schools in the community. Where possible, these facilities should be made available for public use when not being used for school purposes.